



**Legislative Department  
Seattle City Council  
Memorandum**

**Date:** March 31, 2010

**To:** Sally Clark, Chair  
Tim Burgess, Vice Chair  
Sally Bagshaw, Member  
Committee on the Built Environment (COBE)

**From:** Ketil Freeman, Council Central Staff

**Subject:** Council Bill 116775 – Ballard Hub Urban Village Rezones

**Introduction**

In 2007 Council adopted a new Comprehensive Plan land use policy related to the location of industrial zones. Specifically, Council adopted LU 147.6, which states:

Industrial zones are generally not appropriate within urban centers or urban villages, since these are places where the City encourages concentrations of residential uses. However, in locations where a center or village abuts a manufacturing/industrial center, the IC [Industrial Commercial] zone within the center or village may provide an appropriate transition to help separate residential uses from heavier industrial activities.

That same year Council also adopted Resolution 31026 related to industrial land use. Resolution 31026 directed the Executive to complete an inventory of industrially zoned properties to determine whether there are edge conditions that warrant changes from heavy industrial zone designations. That inventory is largely complete and DPD proposes that Council rezone areas of the Ballard Hub Urban Village (HUV) from Industrial General (IG), Industrial Buffer (IB), and Commercial 1 (C1) to zones that allow non-industrial uses.

The proposal from DPD originally contemplated a Neighborhood Commercial (NC) zone designation for an area north of N.W. Market St. identified as subarea one in the DPD Director's Report. A rezone of the entire subarea to NC would require a Future Land Use Map (FLUM) amendment to the Comprehensive Plan. The Council declined to make that FLUM amendment.<sup>1</sup> This precludes a rezone to NC of the entire subarea. However, Council could consider a rezone to NC for small areas in the subarea.

**Council Bill 116775**

Council Bill (C.B.) 116775 makes the following substantive regulatory changes:

1. It rezones mostly industrially zoned property in three subareas of the Ballard HUV to zones that allow either greater concentrations of non-industrial uses, such as commercial and retail uses;
2. It requires design review for development of structures in IC zones in all urban centers and villages that exceed 12,000 square feet, previously this requirement only applied to development in IC zones in the South Lake Union Urban Center; and
3. It establishes a Green Factor requirement for new development in IC zones in all urban centers and villages.

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<sup>1</sup> See Council Bill 116776, passed March 29, 2010.

## **Amendment to Council Bill 116775**

The Council could consider alternative zone designations for subarea one. Additionally, the bill that the Council introduced contains some errors. Remedying both will require amendments to the bill.

### Amendments to Correct Errors (Attached Blue Sheet)

C.B. 116775, as introduced on January 19<sup>th</sup>, did not contain exhibits of proposed rezones referenced in the bill. Maps of the proposed rezones are contained in the Director's Report, which is an attachment to the fiscal note to the bill. An amendment sheet is attached that would amend the bill to add rezone maps for subareas two and three.

### Subarea 1(Attached Green Sheets)

Because the Council declined to amend the FLUM for subarea one, large scale rezoning to a non-industrial zone designation would be inconsistent with adopted policy in the Comprehensive Plan. However, the Council can consider rezones to other industrial zone designations. Additionally, for smaller areas or areas already governed by a commercial zone designation, Council can consider rezones from an industrial to a commercial zone designation or from an existing commercial zone designation to a new commercial zone designation.

Three options for rezoning this area are presented on the attached green sheets. Options one and two may make existing uses and structure in the area east of 26<sup>th</sup> Avenue N.W. non-conforming to use and development standards in the proposed zone. This area is currently developed with accessory parking and outdoor storage, including outdoor storage for Limback Lumber. Structures with non-conforming uses may be maintained and renovated, but generally cannot be expanded.<sup>2</sup>

## **Next Steps**

Amendments to the bill for subarea one will require additional notice to comply with the Growth Management Act's public participation requirements.<sup>3</sup> Assuming that the Committee makes a recommendation to Full Council on April 2<sup>nd</sup>, Full Council would not be able to vote on C.B. 116775 until April 19<sup>th</sup> to allow time for public comment.

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<sup>2</sup> See Seattle Municipal Code (SMC) § 23.42.106.

<sup>3</sup> See R.C.W. §36.70A.035(2).